

005.A

0003

0089.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

711,700 / 711,700

USE VALUE:

711,700 / 711,700

ASSESSED:

711,700 / 711,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
87-89		EGERTON RD, ARLINGTON

**OWNERSHIP**

Owner 1:	PISARSKI JONATHAN & EMILY	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	89 EGERTON RD UNIT 1		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: O REILLY TERANCE F -

Owner 2: -

Street 1: 19 RUSHMORE STREET

Twn/City: BRIGHTON

St/Prov: MA Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1736 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7311																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	711,700			711,700		316037
							GIS Ref
							GIS Ref
							Insp Date
							05/11/18

PREVIOUS ASSESSMENT								Parcel ID	005.A-0003-0089.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	711,700	0	.	.	711,700		Year end	12/23/2021
2021	102	FV	691,600	0	.	.	691,600		Year End Roll	12/10/2020
2020	102	FV	681,600	0	.	.	681,600	681,600	Year End Roll	12/18/2019
2019	102	FV	602,300	0	.	.	602,300	602,300	Year End Roll	1/3/2019
2018	102	FV	534,400	0	.	.	534,400	534,400	Year End Roll	12/20/2017
2017	102	FV	488,500	0	.	.	488,500	488,500	Year End Roll	1/3/2017
2016	102	FV	488,500	0	.	.	488,500	488,500	Year End	1/4/2016

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O REILLY TERENC	63413-338		3/27/2014		515,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/11/2018		Measured									DGM	D Mann					
1/6/2015		NEW CONDO									PC	PHIL C					

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1														
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Frl:	Rating:			Other																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2																
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdct: G16	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 4	BRs: 2	Baths: 2	HB 1												
Const Mod:				% Own: 40.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL												
<b>INTERIOR INFORMATION</b>				Phys Cond: VG - Very Good	4.6 %			Interior:	1	4	2													
Avg Ht/FL: STD				Functional:		%		Additions:																
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:																
Sec Int Wall:		%		Special:		%		Baths:																
Partition: T - Typical				Override:		%		Plumbing:																
Prim Floors: 3 - Hardwood				Total:	4.6 %			Electric:																
Sec Floors: 4 - Carpet	50 %			<b>CALC SUMMARY</b>				Heating:																
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:																
Subfloor:				Size Adj.: 1.25483871				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>												
Bsmnt Gar:				Const Adj.: 0.97515047				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>						
Electric: 3 - Typical				Adj \$ / SQ: 373.215									GLA	Gross Liv Ar	1,736	373.220	647,902	Sub Area	% Usbl	Descrip	% Type	Qu # Ten		
Insulation: 2 - Typical				Other Features: 105610																				
Int vs Ext: S				Grade Factor: 1.10																				
Heat Fuel: 1 - Oil				NBHD Inf: 0.89999998																				
Heat Type: 5 - Steam				NBHD Mod:																				
# Heat Sys: 1				LUC Factor: 1.00																				
% Heated: 100	% AC: 100			Adj Total: 745976																				
Solar HW: NO	Central Vac: NO			Depreciation: 34315																				
% Com Wal	% Sprinkled			Depreciated Total: 711661																				
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																		
Make:		Model:																						
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:																				
				Year:																				
				Color:																				
												<b>PARCEL ID</b> 005.A-0003-0089.0				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:													Total:						